108.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,310,900 / 1,310,900
					USE VALUE:	1,310,900 / 1,310,900
					ASSESSED:	1,310,900 / 1,310,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNEZIC DRAGUTIN
Owner 2:	GASPARAC-KNEZIC RAHELA
Owner 3:	
Street 1:	12 CLYDE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,966 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 4294 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6966.000	860,900	9,700	440,300	1,310,900
Total Card	0.160	860,900	9,700	440,300	1,310,900
Total Parcel	0.160	860,900	9,700	440,300	1,310,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.32 | /Parcel: 305.3

Legal Description

User Acct 68991

GIS Ref

GIS Ref

Insp Date 12/31/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	860,800	9700	6,966.	440,300	1,310,800	1,310,800	Year End Roll	12/18/2019
2019	101	FV	650,900	10100	6,966.	446,600	1,107,600	1,107,600	Year End Roll	1/3/2019
2018	101	FV	151,800	10100	6,966.	333,400	495,300	495,300	Year End Roll	12/20/2017
2017	101	FV	151,800	10100	6,966.	301,900	463,800	463,800	Year End Roll	1/3/2017
2016	101	FV	151,800	10100	6,966.	289,300	451,200	451,200	Year End	1/4/2016
2015	101	FV	151,100	10500	6,966.	245,300	406,900	406,900	Year End Roll	12/11/2014
2014	101	FV	151,100	10500	6,966.	232,700	394,300	394,300	Year End Roll	12/16/2013
2013	101	FV	151,100	10500	6,966.	221,400	383,000	383,000		12/13/2012

!8478!

PRINT

Date	Time
12/10/20	23:03:07

LAST REV

Date	Time
03/23/20	10:44:10
danam	
8478	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	70961-86	1	5/3/2018		1,375,000	No	No		
PAPAGNI MARGARE	67480-370		6/23/2016	Estate/Div	525,000	No	No		
PAPAGNI MARGARE	56793-294		4/29/2011	Convenience	1	No	No		Margaret Papagni d.o.d. 12/10/2015 bk 67239 p
	8579-113		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2020	288	Add Bath	18,000	O				
11/8/2017	1490	Heat App	7,800	C				
9/1/2017	1121	New Buil	439,000	O				
8/17/2017	1056	Demoliti	20,000	C				
11/17/2000	898	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
6/20/2018	Left Notice	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
11/29/2017	Permit Visit	DGM	D Mann
3/10/2017	SQ Returned	EMK	Ellen K
12/31/2008	Meas/Inspect	294	PATRIOT
11/6/2000	Hearing N/C		
10/26/1999	Meas/Inspect	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6966		Sq. Ft.	Site		0	70.	0.90	5									440,287						440,300	

Total AC/HA: 0.15992 | Total SF/SM: 6966 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 440,287 | Spl Credit | Total: 440,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93889803
Const Adj.:	1.09989011
Adj $ / SQ:	129.086
Other Features:	116005
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	869569
Depreciation:	8696
Depreciated Total:	860873

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	3	HB	1

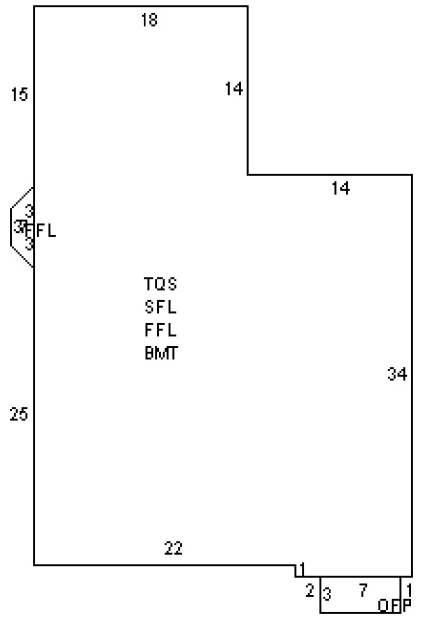
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.68
Special Features:	0	Val/Su Net:	173.08
Final Total:	860900	Val/Su SzAd	236.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	129.090	171,426
BMT	Basement	1,318	51.310	67,629
SFL	Second Floor	1,318	129.090	170,135
TQS	3/4 Story	989	129.090	127,601
OFP	Open Porch	21	48.400	1,016

Net Sketched Area:	4,974		Total:		
Size Ad	3634.5	Gross Are	11983	FinArea	4294

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	18X36	A	AV	1980	21.69	T	31.2	101			9,700			9,700
2	Frame Shed	D	Y	1	5X7	A	AV	1970	0.00	T	39.2	101						
2	Frame Shed	D	Y	1	6X14	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	9,700	Total Special Featues:		Total:	9,700